034.0	0003	0022.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	465,100 /	465,100
					USE VALUE:	465,100 /	465,100
					ASSESSED:	465,100 /	465,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TORTELLI JOHN
Owner 2:	
Owner 3:	
Street 1:	101 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TORENTO WILLIAM P & MARIA V -
Owner 2:	C/O JOHN TORENTO -
Street 1:	40 COUNTRY WALK
Twn/City:	HIGGANUM
St/Prov:	CT Cntry:
Postal:	06441

NARRATIVE DESCRIPTION

This parcel contains .069 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 984 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2992.000	138,900		326,200	465,100
Total Card	0.069	138,900		326,200	465,100
Total Parcel	0.069	138,900		326,200	465,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.66 | /Parcel: 472.66

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

23557

GIS Ref

GIS Ref

Insp Date

12/07/18

!2794!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	138,900	0	2,992.	326,200	465,100		Year end	12/23/2021
2021	101	FV	138,900	0	2,992.	326,200	465,100		Year End Roll	12/10/2020
2020	101	FV	139,100	0	2,992.	326,200	465,300	465,300	Year End Roll	12/18/2019
2019	101	FV	111,800	0	2,992.	295,700	407,500	407,500	Year End Roll	1/3/2019
2018	101	FV	111,800	0	2,992.	280,400	392,200	392,200	Year End Roll	12/20/2017
2017	101	FV	111,800	0	2,992.	244,700	356,500	356,500	Year End Roll	1/3/2017
2016	101	FV	111,800	0	2,992.	209,000	320,800	320,800	Year End	1/4/2016
2015	101	FV	88,300	0	2,992.	193,700	282,000	282,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:03:24

LAST REV

Date	Time
12/01/20	14:37:37
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2794

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TORENTO WILLIAM	41797-249		1/20/2004		245,000	No	No		
	9909-528		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	23557
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2018	1562	Wood Dec	2,023	C				8x10 deck

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
3/27/2009	Meas/Inspect	201	PATRIOT
4/18/2004	MLS	MM	Mary M
2/18/2000	Meas/Inspect	270	PATRIOT
8/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2992		Sq. Ft.	Site		0	64.	1.70	3									326,246						326,200	

Total AC/HA:	0.06869	Total SF/SM:	2992	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	326,246	Spl Credit		Total:	326,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	201360
Depreciation:	62422
Depreciated Total:	138938

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

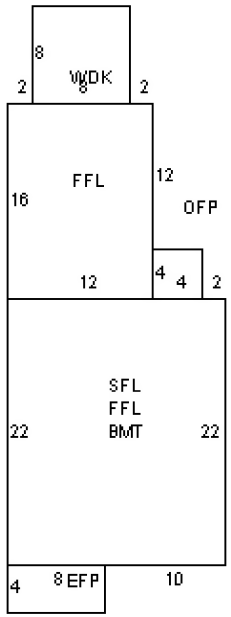
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	126.11
Special Features:	0	Val/Su Net:	93.10
Final Total:	138900	Val/Su SzAd	141.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	588	126.110	74,153
BMT	Basement	396	37.830	14,982
SFL	Second Floor	396	126.110	49,940
WDK	Deck	64	14.950	957
EFP	Enclos Porch	32	67.820	2,170
OFP	Open Porch	16	41.100	658

Net Sketched Area:	1,492	Total:	142,860

Size Ad	984	Gross Area	1492	FinArea	984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	